

Design Review Board



Minutes

**July 14, 2015
Council Chambers – Lower Level
57 East 1st Street
4:30 PM**

A work session of the Design Review Board was held at the City of Mesa Council Chamber – Lower Level, 57 East 1st Street at 4:30 p.m.

Board Members Present:

Eric Paul – Chair
Taylor Candland
Tracy Roedel
Brian Sandstrom
Randy Carter

Board Members Absent:

Sean Banda
Nicole Posten-Thompson

Staff Present:

John Wesley
Gordon Sheffield
Wahid Alam
Mike Gildenstern

Others Present:

David Miller
Michelle Rutkowski
Mike Hall

Chairperson Paul welcomed everyone to the Work Session at 4:32 p.m.

- A. Discuss and Provide Direction Regarding Design Review cases:

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Item A.1. DR15-028 Wash Werks Car Wash (PLN2015-00148)

LOCATION/ADDRESS: 2060 West Broadway Road
REQUEST: Review of a proposed carwash facility
COUNCIL DISTRICT: 3
OWNER: PRA Dobson LLC.
APPLICANT: David Miller
ARCHITECT: David Miller
STAFF PLANNER: Wahid Alam

Discussion:

Staff member, Wahid Alam, presented the case to the Board.

Staff did not have any concerns with the proposed carwash facility.

Chairperson Paul:

- Confirmed with the applicant that the standing seam metal roof will be a silver-grey color
- Confirmed that the signage will be channel signs
- Felt that the proposed design is reminiscent of an office building being converted into a carwash and would like to see a more specialized design
- Confirmed with the applicant that the material on the towers is stucco

Vice-Chairperson Sandstrom:

- Concerned that the design of the carwash is too boring, suggested incorporating embellishments to help it stand out
- Confirmed with the applicant that the glazing is transparent in the wash bay to reduce the tunnel-effect, and to bring in natural light
- Confirmed that the width of the wash tunnel will allow for enough clearance that the soaps and cleaning products do not come in contact with the glass
- Confirmed with the applicant that the carwash is taking design cues from the latest generation of QuickTrips to attempt to integrate the project in better with the corner
- Suggested using more vibrant architectural elements and material choices to create a more powerful statement

Boardmember Roedel:

- Confirmed with the applicant that the signage will be located on the towers at both ends to help identify the building as a carwash and that it will reflect the price of the carwash

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Boardmember Carter:

- Proposed a more flamboyant color scheme to help identify the building as a carwash to help bring individuality and architectural lyricism to the corner
- Wanted a more unique design, to get away from a homogenous look
- Proposed a red standing seam roof, maybe a more vibrant color on the stucco, to identify itself as independent of QuickTrip
- Confirmed with the applicant that the two large panels on the south-facing elevation will be signage
- Stated that he has no issue with the canopies that cantilever out being red in color

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Item A.2. DR15-029 MGC Pure Chemicals America Offices (PLN2015-00239)

LOCATION/ADDRESS: 6560 South Mountain Road
REQUEST: Review of a proposed office
COUNCIL DISTRICT: 6
OWNER: MGC Pure Chemicals
APPLICANT: Dick and Fritsche Design Group
ARCHITECT: Michelle Rutkowski
STAFF PLANNER: Wahid Alam

Discussion:

Staff member, Wahid Alam, presented the case to the Board.

Staff identified the following concerns with the proposed office expansion:

1. Proposed more landscaping at the front entrance
2. Proposed working with neighboring Fuji Film to construct a 42" high pony wall, to replace the existing chain-link fence
3. Proposed adding a sidewalk to create a pedestrian connection to Mountain Road
4. Proposed building a screen wall around the parking field

Chairperson Paul:

- Liked the design

Boardmember Sandstrom:

- Felt that the building is harmonious to the existing structures, liked the material choice

Boardmember Roedel:

- Liked the design

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Item A.3. DR15-030 Arizona Propane (PLN2015-00238)

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|--------------------------|---------------------------------------|
| LOCATION/ADDRESS: | 10900 Block of East Pecos Road |
| REQUEST: | Review of a proposed propane facility |
| COUNCIL DISTRICT: | 6 |
| OWNER: | Martin and Barbara Dawson |
| APPLICANT: | Michael Hall Architects |
| ARCHITECT: | Mike Hall |
| STAFF PLANNER: | Wahid Alam |

Case DR15-030 was continued to the August 11, 2015 meeting

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- B. Call to Order:
Chairperson Paul called the meeting to order at 5:00 p.m.
- C. Approval of the minutes of the June 9, 2015 meeting:
On a motion by Boardmember Candland, seconded by Boardmember Sandstrom, the Board unanimously approved the June 9, 2015 minutes. Vote-(approved 5-0) (Absent: Boardmembers Banda and Posten-Thompson)
- D. Discuss and take action on the following Design Review cases:

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F. Other Business
 None.

G. Adjournment
 The Work Session concluded at 5:14 p.m.

Respectfully submitted,

Mike Gildenstern
Planning Assistant

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